



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining, they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager, Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION
Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, May 27, 2016
Monday, May 30, 2016 (Memorial Day)

CITY OF TORRANCE PLANNING COMMISSION

**CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503**

WEDNESDAY, JUNE 1, 2016

7:00 P.M.

"Aspire rather to be a hero than merely appear one."

~ Baltasar Gracian ~

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on May 26, 2016.
- 5. APPROVAL OF MINUTES:** May 4, 2016
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1
(Limited to a 30 minute period)**
This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker.

ROLL CALL: _____ Polcari _____ Rudolph _____ Tsao _____ Watson _____ Gibson _____ Herring _____ Chairperson D'anjou

8. TIME EXTENSIONS

9. SIGN HEARINGS

10. CONTINUED HEARINGS

11. WAIVERS

12. FORMAL HEARINGS

A. MOD16-00006: SHAKEY'S USA (HAWTHORNE PCH LLC)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP74-59) to allow an arcade within a restaurant on property located in the H-MP Zone at 3615 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-048)

B. MOD16-00007: NAGY BAKHOUM (SAHN SEM EVANGELICAL CHURCH/JOSEPH YOON)

Planning Commission consideration for approval of a Modification of a previously approved Conditional Use Permit (CUP12-00005) to allow the relocation of a church sanctuary from the west building to the east building, repurposing the west building to a fellowship center, and the reconfiguration of the parking lot on property located in the M-2 Zone at 1812-1814 Abalone Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-049)

C. PRE16-00007, WAV16-00006: SONA GEVORKYAN (ALIREZA TAHSINI)

Planning Commission consideration for approval of a Precise Plan of Development to allow one-story additions to an existing one-story single-family residence, in conjunction with a Waiver of the garage setback and the rear retaining wall height requirements, on property located within the Hillside Overlay District in the R-1 Zone at 409 Via Pasqual. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. No's. 16-050, 16-051)

13. RESOLUTIONS

A. MHE15-00071: JOHN ERNST

Planning Commission adoption of a Resolution reflecting their decision to repeal a previously adopted Planning Commission Resolution (No. 16-006), and to uphold an appeal of a Community Development Director approval and deny without prejudice a Minor Hillside Exemption to allow an as-built rooftop air conditioner unit on property located within the Hillside Overlay District in the R-1 Zone at 112 Via Colusa. (Res. No. 16-047)

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. MHE15-00094: BRUCE FRYMAN

Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow a detached deck in the rear yard of an existing two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 3019 Windmill Road. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction.
(Res. No. 16-052)

B. Community Development Director Weekly Summary Report (s)

1. May 12, 2016
2. May 20, 2016

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT